

Site Condition Report

Prepared on Behalf of:
Concorde Metals Limited

Site Name:

CRABTREE MANORWAY NORTH

BELVEDERE

DA17 6AZ

Environmental Permit:

NP3226SX

DOCUMENT CONTROL SHEET

Site:	Concorde Metals Limited
Project:	Bespoke Permit Variation Application
Title	Site Condition Report
Issue	1.1
Date	09.03.26
Produced By	<i>Shane Ronald Tasker AssocMCIWM PIEMA EA (IEMA Qualified Auditor)</i>

Distribution List
Environment Agency

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1 Context

1.1.1 This Environmental Permit Application is submitted to the Environment Agency by the operator, Concorde Metals Limited, under the requirements of the Environmental Permitting (England and Wales) Regulations as amended in 2016. It is a requirement of these Regulations that a Site Condition Report accompanies the application.

1.1.2 Application Proposals:

- Convert the current Standard Rules Permit into a Bespoke Permit, which will retain all the currently authorised activities and waste types.
- Update the Permit to include the manual soring and separation (hand-held equipment only) and storage of WEEE Wastes as well as the inclusion of EWC Code 17 04 10*, which is required due to changes in the classification of cables.
- Update the lists of EWC Codes to reflect the changes proposed.
- Annual tonnage increases from 25,000 to 35,000 of which 1000 tonnes would be required for the management of WEEE Wastes.
- Ferrous & Non-Ferrous Metals will be subject to all the treatment activities authorised currently under SR2015 No16 (i.e., sorting, separation, grading, shearing, baling, compacting, granulating of cables, and cutting using hand-held equipment).
- Proposed WEEE Wastes will only be subject to manual sorting, separation only and the use of handheld equipment if required.
- Cables will be subject to manual (manually sorting and handheld equipment) & mechanical treatment (i.e., granulation), which will include cables benefitting from EWC 17 04 10*.
- No additional forms of treatment are proposed.
- Storage of hazardous waste will be under 50 tonnes at any one time and treatment of any hazardous wastes will be less than 10 tonnes per day.

1.1.3 The site is located at Concorde Metals Limited, Crabtree Manorway North, Belvedere, DA17 6AZ. National Grid Reference TQ 50220 79883.

- 1.1.4 The site is surrounded by commercial and industrial activities (North/East/South/West) that would not be deemed sensitive and no sensitive environmental receptors are within 500 metres of the site, but a Local Nature Reserve (Crossness) is within 1000 metres of the site at approximately 758 metres distance (Northwest).
- 1.1.5 This desk study has been undertaken to review records and detail the environmental setting of the site and the surround area in order to describe the condition of the site.
- 1.1.6 The report has been prepared with due cognisance to the contents of relevant Environment Agency Guidance accessed from its website. In particular:
- Environmental Permitting Regulations (England and Wales) 2010 Regulatory Guidance Note, RGN 9: Surrender Version 3.0 April 2013; and
 - Horizontal Guidance Note 5 Site Condition Report Version 3.0 April 2013

2 Site Details	
Name of the applicant	Concorde Metals Limited
Activity address	Concorde Metals Limited, Crabtree Manorway North, Belvedere, DA17 6AZ
3 Permitted activities	
Permitted activities	Bespoke Permit Activities: WEEE ATF METAL RECYCLING SITE
Non-permitted activities undertaken	None.
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Site Plan Version 1.0 Environmental Risk Assessment Document Version 1.0 Dated 21.11.2025 undertaken to support the application process.
4 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> geology hydrogeology surface waters 	<p><u>Ground Water Source Protection Zones</u> The site is not located within a SPZ Designation.</p> <p><u>Hydrogeology Bedrock</u> The site falls within a Secondary A Designation.</p> <p><u>Hydrogeology Superficial</u> The site falls within a Secondary (undifferentiated) Designation.</p> <p><u>Designated Environmentally Sensitive Sites</u> The site is located within 1000 metres of a Local Nature Reserve.</p> <p><u>Flood Risk</u> The site falls within a Flood Zone 3 Designation.</p> <p><u>AQMA interrogation:</u> The site is within AQMA Designations (NOX/PM10).</p>

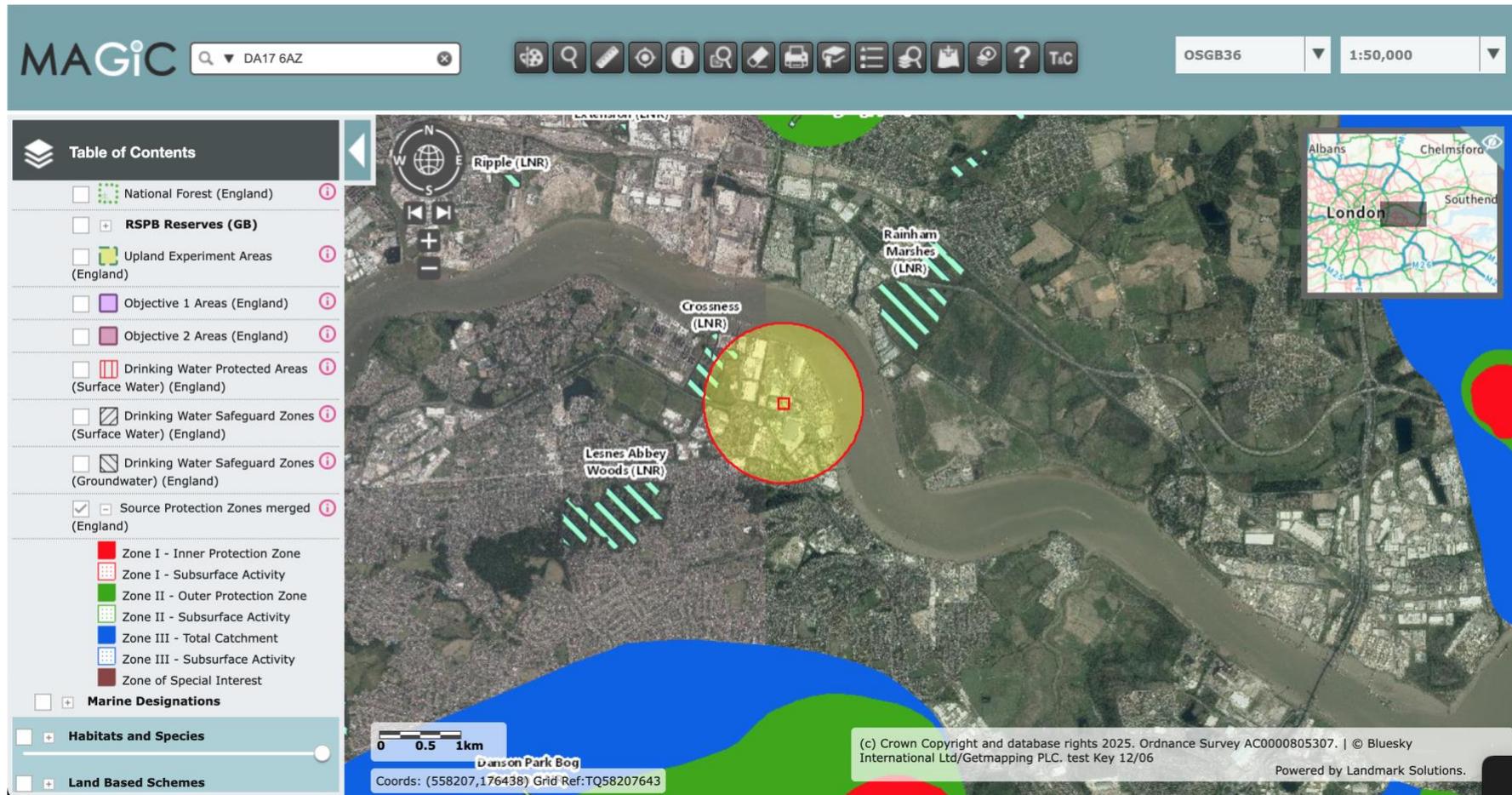
	<p><u>Mining & Ground Workings</u> No evidence of mining near the site.</p> <p><u>Current Land Uses</u> Waste Activities and commercial and industrial activities.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	<p>No historic evidence of land contamination or concerns around historic usage.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No records of historic pollution incidents at the site.</p> <p>Industrial/Commercial Operations/Waste Activities).</p>
<p>Baseline soil and groundwater reference data</p>	<p>There has been no monitoring/data at the site to form a baseline, but the site has an impermeable concrete surfacing from the start of the operation.</p>
<p>5 Changes to the activity</p>	
<p>Have there been any changes to the activity boundary?</p>	
<p>Have there been any changes to the permitted activities?</p>	
<p>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</p>	
<p>6 Measures taken to protect land</p>	
<p>7 Pollution incidents that may have had an impact on land, and their remediation</p>	

8 Soil gas and water quality monitoring (where undertaken)	
9 Decommissioning and removal of pollution risk	
10 Reference data and remediation (where relevant)	
11 Statement of site condition	

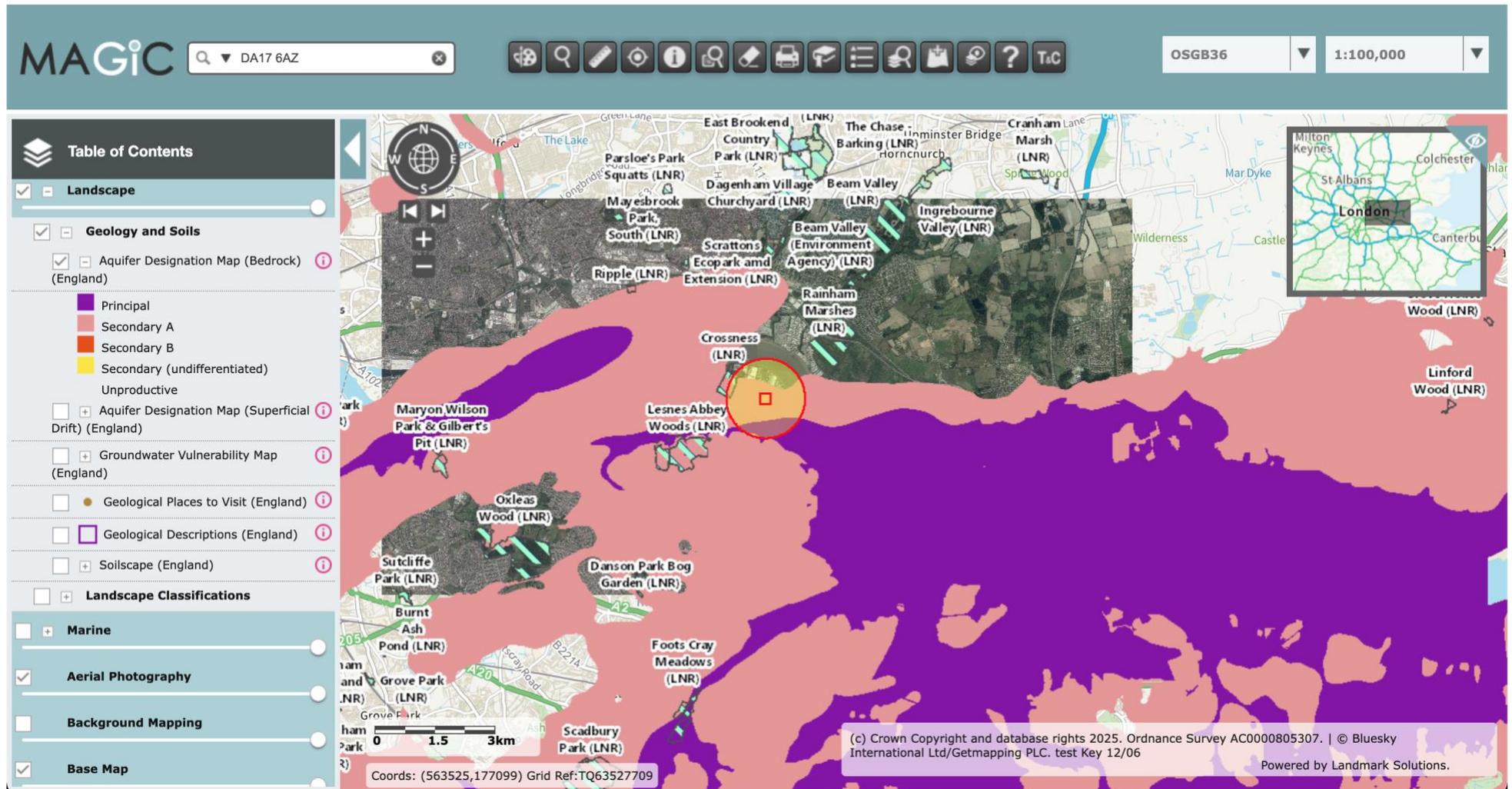
Appendix 1: Basic Environmental Risk Assessment

Environmental Risk Assessment			
Potential Media	Potential Source	Pathway	Potential Receptor
Water	Contaminated water and spillage of chemicals	Impermeable concrete surfacing with sealed drainage.	Surrounding Land/Water.
Air	Dusty waste could give rise to airborne pollutants.	Site activity conducted inside & externally with appropriate mitigation measures in place.	Atmosphere
Soil	Contaminated water and spillage of chemicals	Impermeable concrete surfacing with sealed drainage.	Surrounding Land.

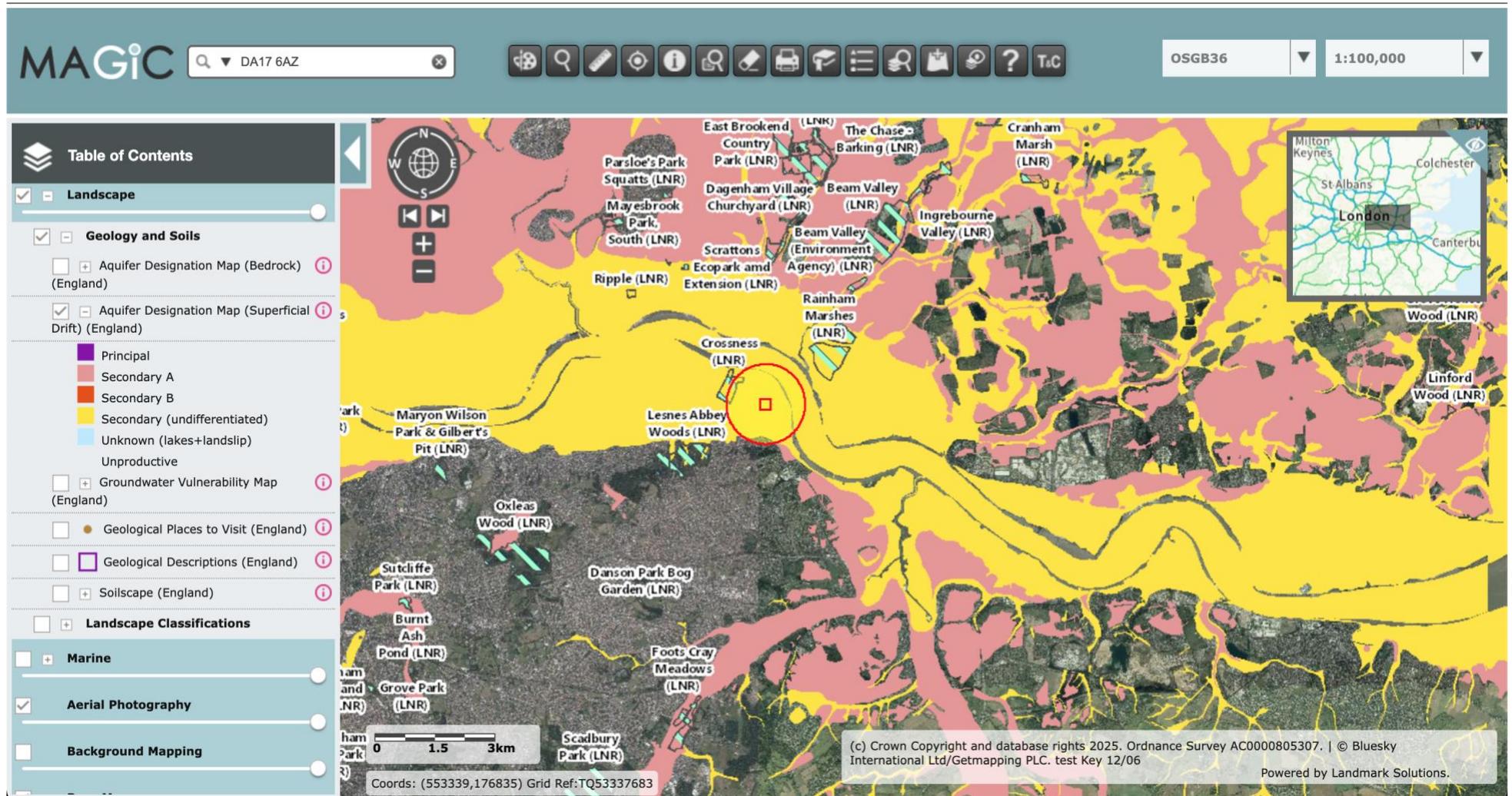
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Appendix 3: Magic Interactive Tool Screenshot of Hydrogeology Aquifer Designation Map-Confirming the site is within a Secondary A Designation.



Appendix 4: Magic Interactive Tool Screenshot of Hydrogeology Aquifer Designation Map (Superficial Drift)-Confirming the site is within a Secondary (undifferentiated) Designation.

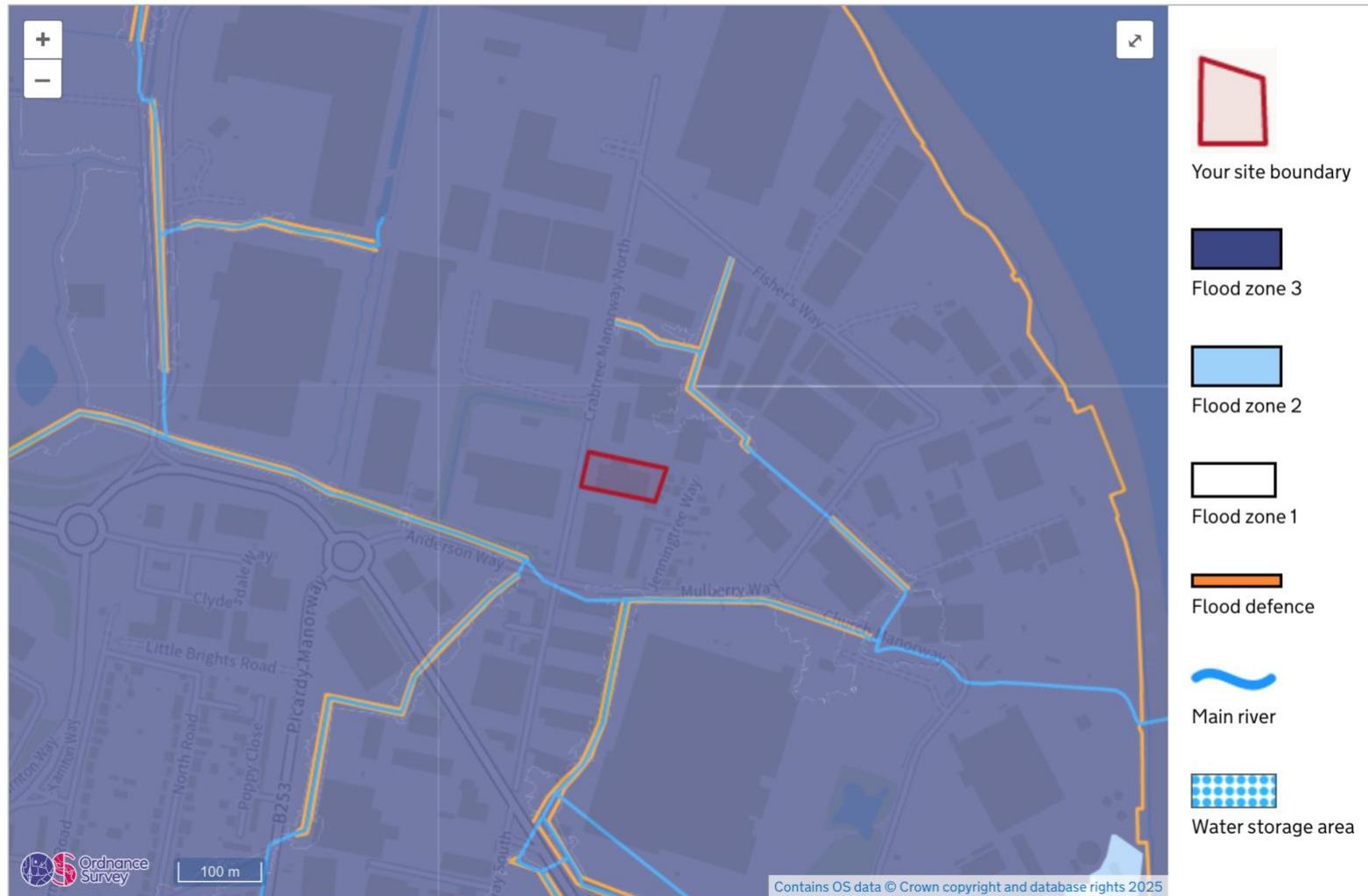


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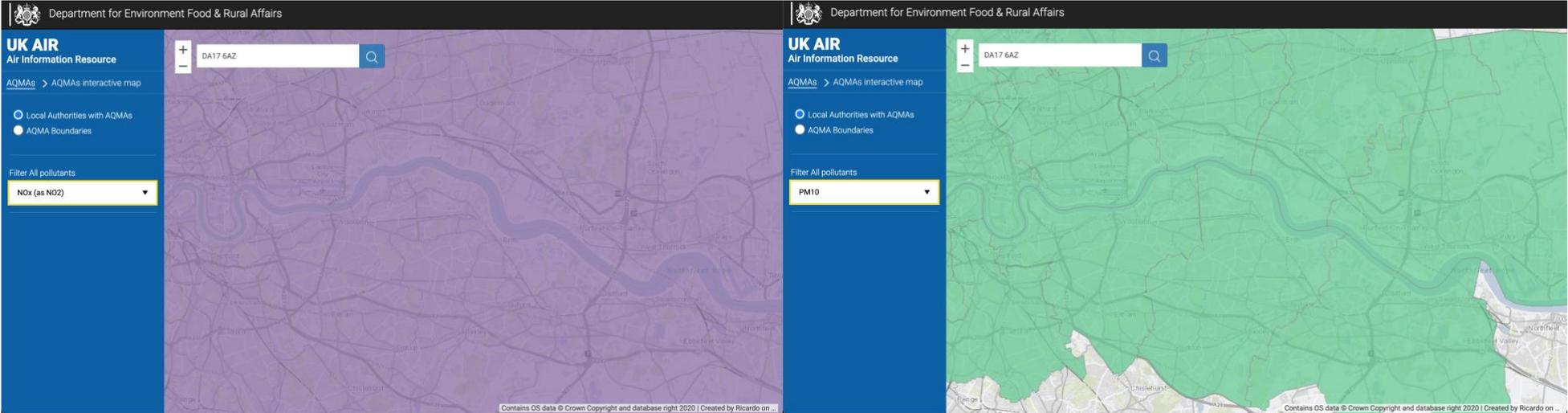
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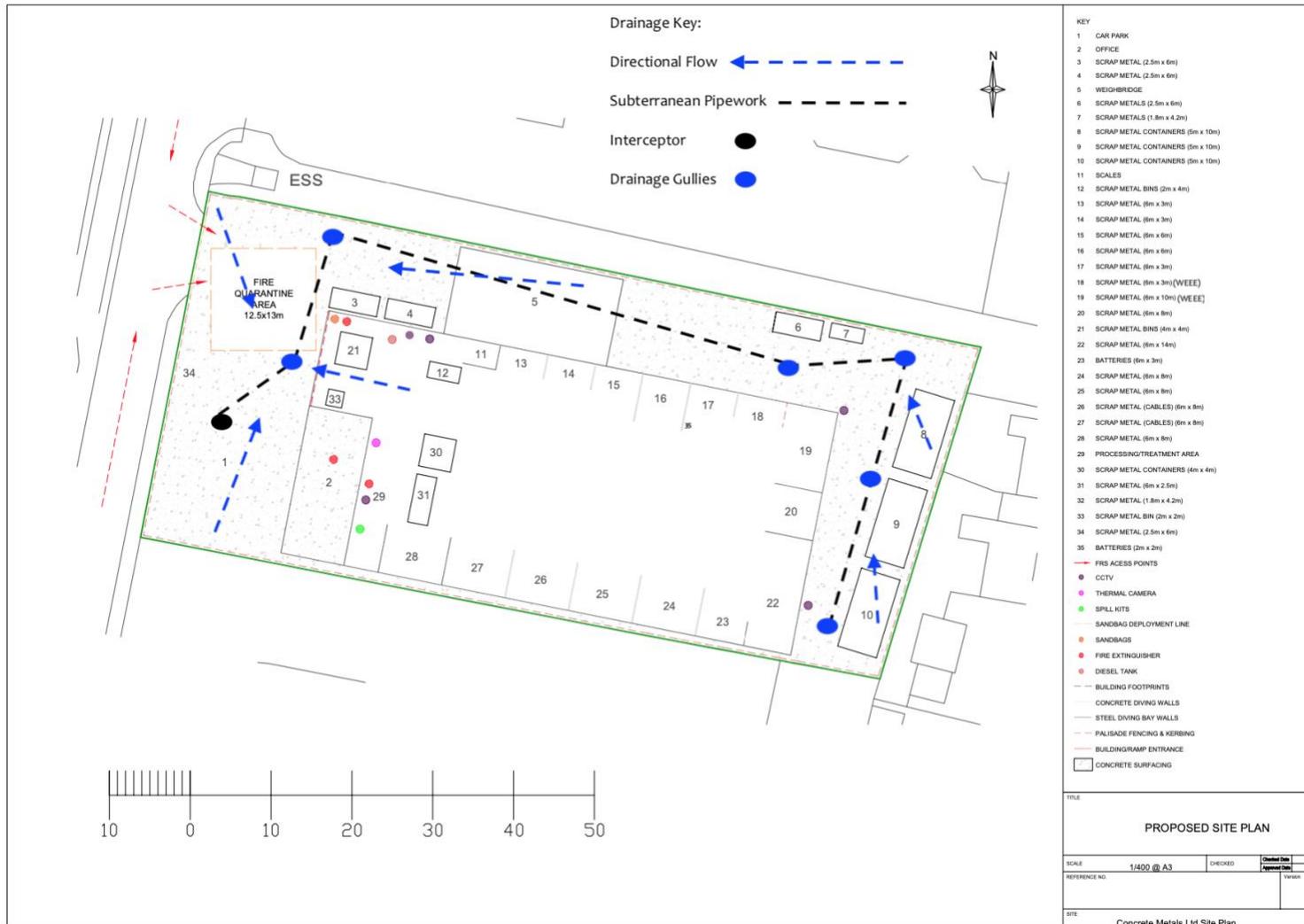
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Appendix 6: Screenshot taken from DEFRA’s AQMA Interactive Map confirming the site is within an AQMA for PM10’s/NOX.



Appendix 7 Site Drainage Plan



Appendix 8: Receptor Location Plan (Smoke & Fire Spreading) Scaled @ 1:25,000 (1KM Buffer).



Appendix 9: Receptors Identified

Receptor Reference	Receptor Description	Direction From Site	Wind Directional Travel Percentage % (Overall Meteorological Office Figures)	Approximate Distance From Site Boundary (Metres)
1	Local Nature Reserve & Local Wildlife Site (Crossness)	North West	8.18	758
2	River Thames	East	5.98	686.3
3	Commercial & Industrial	South East	3.26	732.2
4	Commercial & Industrial	South East	3.26	367
5	Commercial & Industrial	East	5.98	322.6
6	Residential	North West	8.18	455
7	Commercial & Industrial	West	3.83	775.1
8	Road	West South West	4.32	273.9
9	Commercial & Industrial	North	10.32	132.10
10	Commercial & Industrial	North West	8.18	365
11	Residential	South	2.24	852.1
12	Commercial & Industrial	South West	4.22	536.1
13	Sikh Temple	South West	4.75	814.1
14	Bexley Railway Station/Rail Line	South West	4.75	921.5
15	Commercial & Industrial	South West	8.94	465.8
16	Commercial & Industrial	North	10.32	596.9
17	Commercial & Industrial	North West	8.18	903.7
18	Commercial & Industrial	West	3.83	173.9
19	Commercial & Industrial	South East	3.26	152.7
20	Residential	East	5.98	Adjacent